

General Specifications

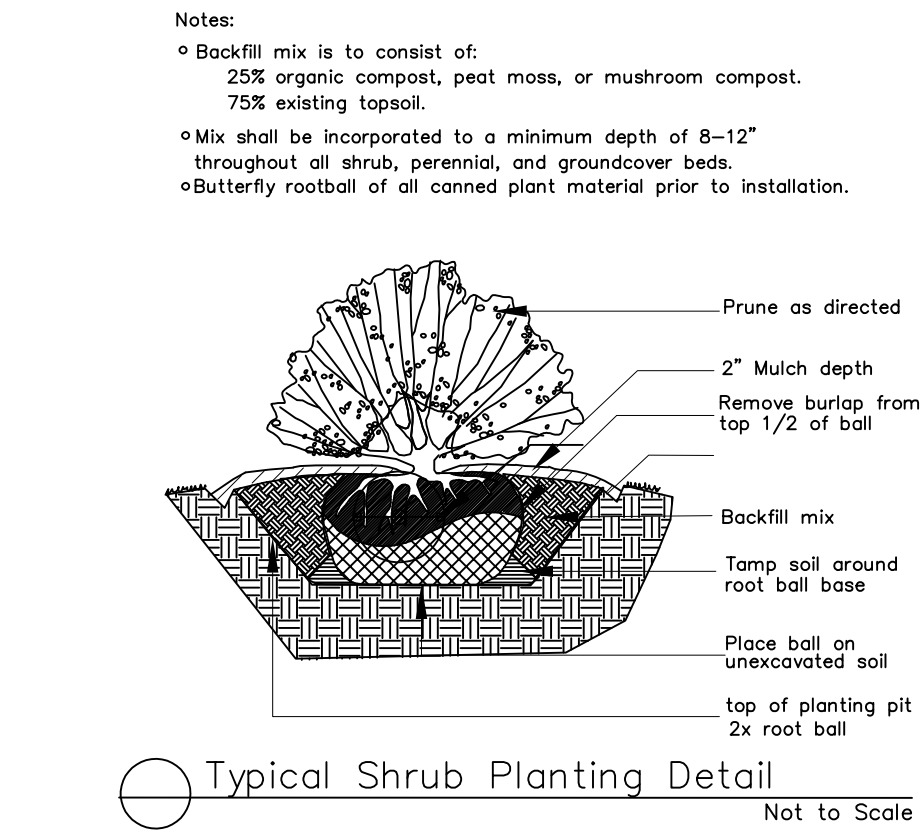
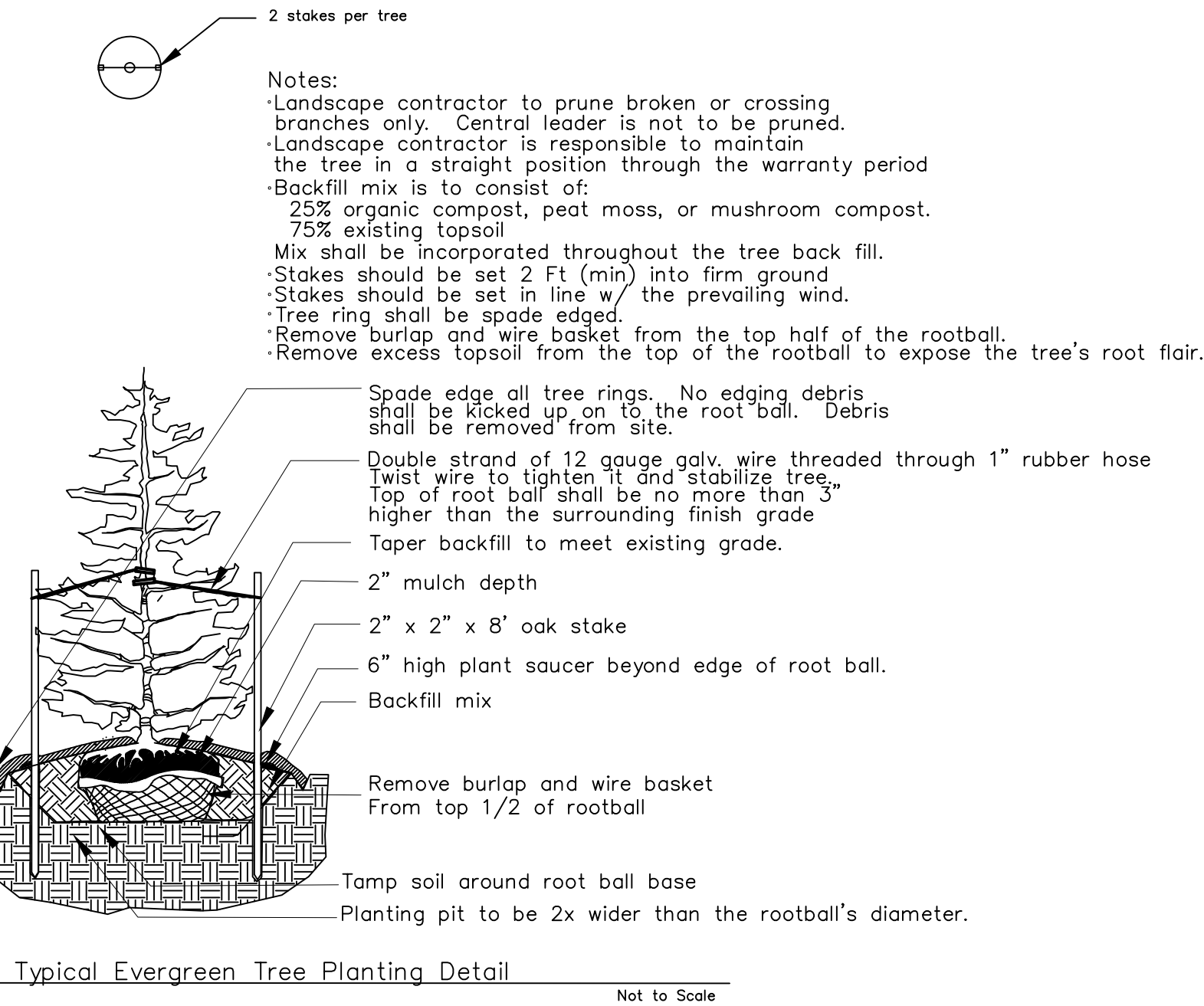
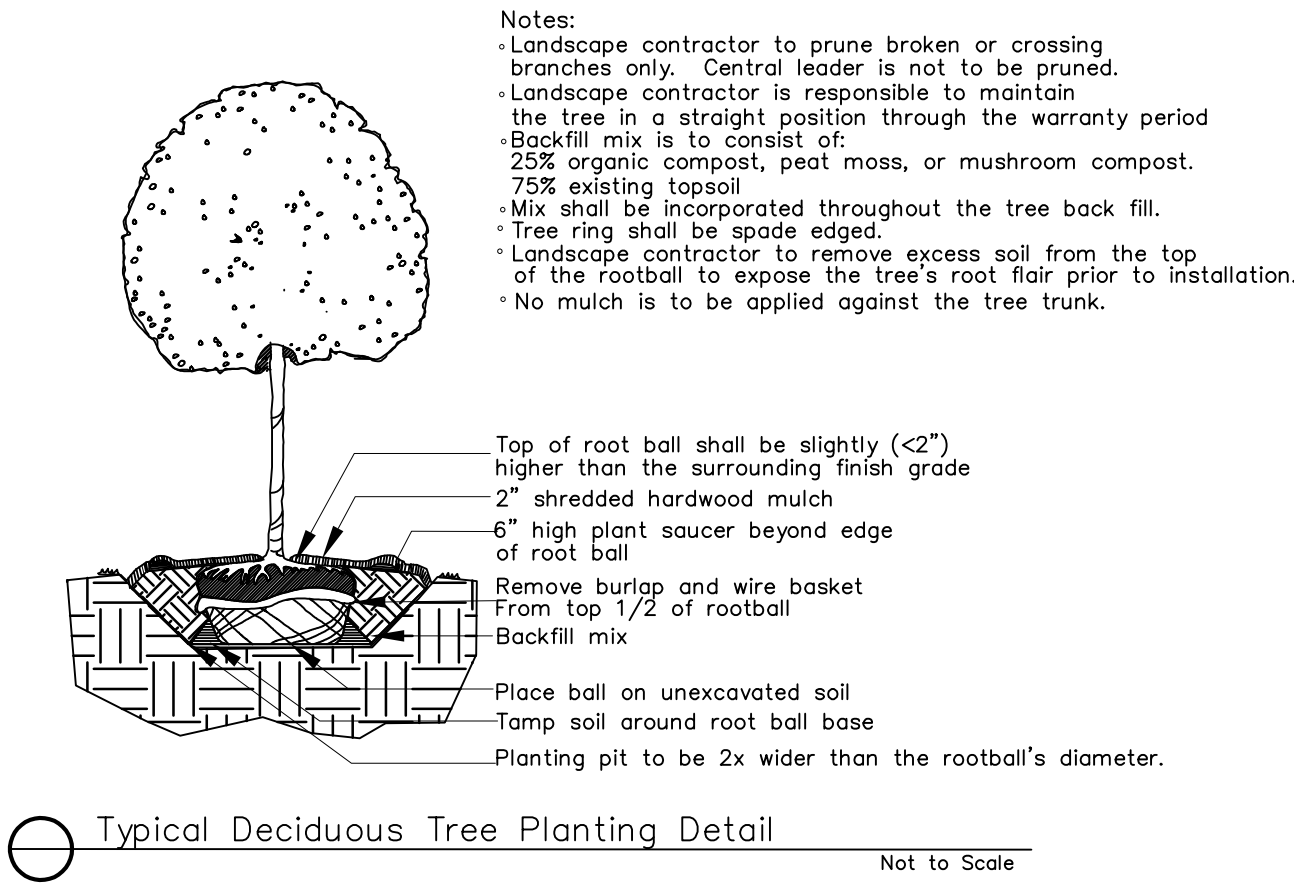
- For landscaping purposes only.
- Attendance at a mandatory pre-construction meeting is required. This meeting will be set up by the General Contractor and will include the GC, the landscape contractor, the site contractor, the landscape architect, the civil engineer, and an owner's representative.
- The landscape contractor shall inspect the planting area prior to installation of any plant material.
- The landscape contractor will notify the landscape architect upon the discovery of any potentially damaging conditions which may endanger the health of the specified plant material.
- Plant material that dies due to pre-existing conditions will be the responsibility of the landscape contractor if he fails to notify the landscape architect of this condition prior to planting.
- Landscape contractor is to supply all necessary materials, labor, and equipment to install this project.
- The landscape contractor shall notify the landscape architect at least 5 days prior to starting construction.
- The landscape contractor is responsible for maintaining the plantings during construction and prior to the start of the warranty period. This work shall include, but is not limited to, watering, mulching, weeding, fertilizing, pest control, and mowing.
- The landscape contractor shall warranty all work for a period of one (1) year starting on the date the certificate of occupancy is issued by the Township or Borough.
- All dead or declining plants shall be removed and replacements installed within the next growing season during the above warranty period.
- A minimum of six (6) inches of topsoil shall be provided in all lawn and planting areas.
- The landscape contractor is responsible for landscape maintenance for 60 days past the date the certificate of occupancy is issued by the Township or Borough. This work shall include, but is not limited to, watering, mulching, weeding, fertilizing, pest control, and mowing.
- The landscape contractor must notify the landscape architect in writing at least one week prior to the completion of the warranty period.
- The landscape contractor shall remove all wire and stakes at the conclusion of the warranty period.
- All shade trees shall be limbed and maintained to a height of 7 feet.
- The landscape contractor must have an English speaking crew member on site at all times in order to facilitate communication and coordination between the project's contractors.
- All lawn and landscaped areas are to be irrigated. Turf areas are to be zoned separately from plant beds to minimize overwatering of the shrubs and groundcover.

Planting Specifications

- Quality and size of plants shall be in accordance with the rules and grading adopted by the American Association of Nurserymen, Inc. All plants shall have a normal habit of growth and should be sound, healthy, vigorous, and free from disease and insect infestation.
- In case there is a discrepancy between the plan and the plant schedule, the plan shall be used.
- Landscape Architect shall approve all plant locations.
- Landscape plan is subject to field adjustments.
- Plant substitutions may be necessary depending on plant availability. However, no substitutions will be accepted unless approved in writing by the landscape architect. Failure to get written approval will result in the plants being rejected. Approval of substitutions will be at the discretion of the landscape architect and the Township landscape architect.
- All plant material purchased for this project must be obtained from the same or colder climatic zones as the project location and be within a 150 mile radius of the site.
- All trees will be tagged at the nursery by the landscape architect. Trees not tagged by the landscape architect will be rejected if they do not meet the size and quality that is specified.
- A representative of each shrub and perennial species will be tagged at the nursery by the landscape architect. These representatives will be used by the nursery to establish the quality of the remaining specimens.
- All plant material shall be tarped during its delivery. Failure to do so may result in the rejection of the load.
- All trees are to be planted a minimum of 10' from any underground utilities.
- Existing trees to be protected by fencing. Exact location to be determined on site.
- The top of the rootball shall be a maximum of three (3) inches above grade and shall not be planted below grade. Taper grade from the rootball to the existing grade.
- Roll burlap back from top of rootball and cut wire basket as per planting detail.
- All planting beds are to be mulched with two (2) inches of double ground hardwood bark mulch.
- Plant beds and tree backfill shall consists of the following soil mix:
 - 75% existing topsoil
 - 25% organic matter such as peat moss, or leaf compost.
- Groundcover, perennial, and seasonal color beds shall have two (2) inches of leaf compost, sphagnum peat moss, or other approved organic matter incorporated (rototilled) into the top eight (8) inches of soil.
- Water thoroughly while planting. Work to be done by the landscape contractor.
- No plant material shall be installed when the ground is excessively muddy or frozen.
- All plant material shall be healed in, watered, and untied within two (2) days of receipt.
- The landscape contractor shall request approval of the plant layout prior to installation.
- Any broadleaf evergreens installed in the late fall/winter shall be sprayed with an anti-desiccant such as wilt-pruf upon installation.
- The bill of lading documenting the named varieties of the plants delivered from the nursery shall be submitted to the landscape architect for review.

Seeding Specifications

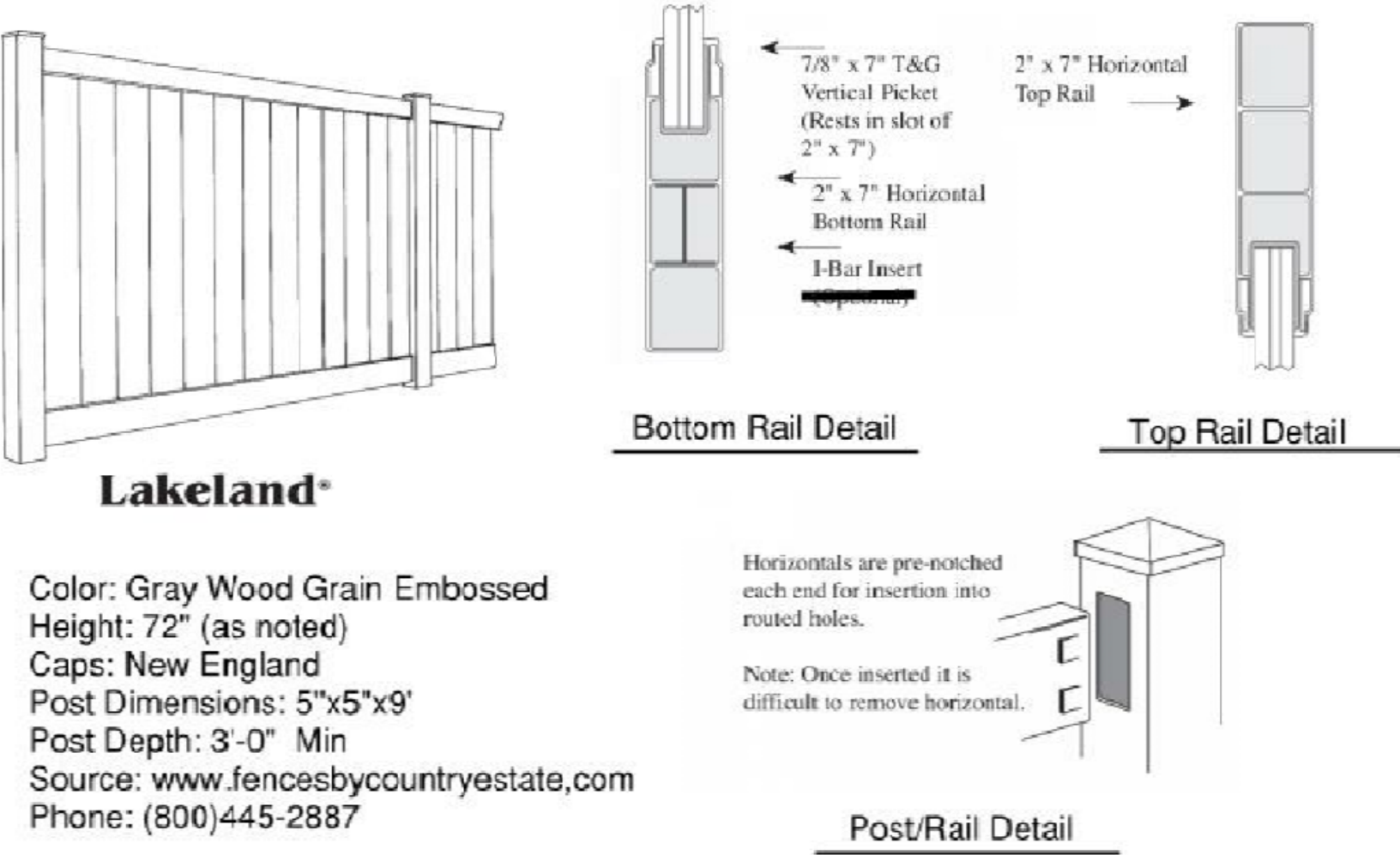
- All disturbed areas not indicated as planting beds are to be seeded or sodded. Reference overall site plan for limits of work.
- All grades are to be +/- 1" and shall be free of debris or stones over 1" in diameter.
- Grades shall be no more than one half (1/2) inch below the level of all sidewalks and curbs.
- Seeding shall be done between August 15 and October 15 and between April 15 and June 15. Contractor to guarantee a full stand of grass upon project completion.
- Seeded areas shall be fertilized using a starter fertilizer at a rate of 1 lb N /1000 SF.
- Fertilizer shall be incorporated in the top three (3) inches of soil.
- A soil test shall be taken to determine the soil's pH. Follow soil test recommendations.
- Before seed is sown, the topsoil shall be fine graded and scarified to a depth of no less than one (1) inch and raked until the surface is smooth, friable, and uniformly fine textured.
- Grass seed shall be spread at a minimum rate of five (5) lbs./1000 SF (200 lbs. /acre) and shall consist of the following mixture:
 - 25% Perennial Ryegrass
 - 25% Creeping Red Fescue
 - 50% Improved Tall Fescue or approved equal
- Contractor shall submit the seed label for approval.
- All seed types shall be named varieties with a minimum germination rate of 90%. Weed or inert materials shall be no more than 1.5% of the total content.
- Straw mulch seeded areas at a rate of 90 lbs/1000 SF. Straw shall be clean, dry, and weed seed free. No wet or moldy straw shall be used. Anchor straw in place with netting, or tackifier.
- Slopes that are 3:1 or greater shall be stabilized with a double mesh straw erosion control mat by North American Green. Staple in place as per manufacturer's specifications.
- Seeded grass shall be mowed once the grass is one-third higher than the recommended height.
- If sod is installed in lieu of seed, the soil and grade preparation remains the same as for seed.
- All installed sod shall be turf type tall fescue.
- It is the contractor's responsibility to water the sod. This responsibility includes providing a suitable water source to continually maintain it.



Manufacturer: Country Estate

Model: Lakeland

MATERIALS REQUIRED FOR INSTALLATION: Stakes — String/Cable — Post Hole Digger/Auger — Leveling Blocks — Level — Mallet — Concrete/Drv Mix — Measuring Tape



Fence Detail

Not to Scale

LANDSCAPE DETAILS

NO.		COMMENTS				DATE	
CAPITOL SENIORS HOUSING PROPOSED SENIOR HOUSING DEVELOPMENT BLOCK 152.22, LOT 1412.01 609 EAGLE ROCK AVENUE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NJ							
 LONGSTONE GARDENS CREATING DISTINCTIVE LANDSCAPES LONGSTONE GARDENS 1905 MILLERSVILLE PIKE LANCASTER, PENNSYLVANIA 17603 PHONE: (267)664-6336 FAX: (717)584-6682							
DATE		SCALE	BOOK	PAGE	DR BY	CHECKED	LA-2
January 22, 2021		As Shown			JUL	JUL	

JAMES J.
LANGENSTEIN, LLA

JAMES J. LANGENSTEIN
NJ LICENSED LANDSCAPE
ARCHITECT NO. AS000980